

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, March 17, 2011 ~ 7:00 p.m.

SPECIAL MEETING

MINUTES

PRESENT: Jeffrey Walsh, Chairman
Michael Okonuk, Vice Chairman
Jerome Walsh
Alicia Wayland
Donald Anderson, Alt.
Lawrence Crowley, Alt.

ABSENT: Kenyon Gardner
Joyce Godere

ALSO PRESENT: Cheryl Straub, Court Stenographer
Holli Pianka, Recording Secretary

1) Call to Order:

Chairman Walsh called the March 17, 2011, Special Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:02 p.m. He then read the legal notice and noted that a continuance notice was filed on February 18, 2011, due to there being no quorum present at the last meeting. Mr. Crowley was seated for this meeting.

2) Public Hearing for the following:

#ZBA-11-329 – Cindy Albert, 2273 New London Tpke., So. Glastonbury, CT, 06073, owner/applicant, for property at 281 Lakeside Drive, Lebanon, CT, 06249, Assessors Map 107, Lot 104. Variance from Zoning Section 5.2 to reduce front yard setback 25 ft. required to 18.9 ft. on the southerly side and from 25 ft. required to 21.5 ft. on the northeasterly side requested for construction of a deck. **(CONTINUED FROM 2/17/11)**

Mr. Cormier, P.O. Box 455, Willington, CT, spoke on behalf of the applicant. He stated the cottage on this property is undergoing a major remodeling and a portion of the proposed deck is encroaching on the setback. He submitted photographs showing the progress and a survey map with the proposed changes. He noted that the front entrance stairs will be moved to the side of the house. This was done in order to accommodate a handicap accessible ramp in the future for the owner's use.

Chairman Walsh entered the following exhibits into the hearing record:

A) Two-page application; B) Assessor's Street Card Map 107, Lot 104; C) Assessor's Map 107; D) Abutter's List; E) Plot plan showing proposed deck; G) Certified mail receipts and return receipt cards (collectively); H) Photographs submitted by Mr. Cormier.

3) Adjournment:

With no further discussion, Ms. Wayland made a motion to adjourn, Vice Chairman Okonuk seconded, and the Board unanimously voted to adjourn the meeting at 7:14 p.m. Chairman Walsh read the Record of Decision procedures according to the Connecticut General Statutes.

Holli E. Pianka, Recording Secretary
March 23, 2011

(Minutes are unapproved as of transcription date.)

TOWN OF LEBANON
ZONING BOARD OF APPEALS
Thursday, March 17, 2011 ~ 7:00 p.m.

REGULAR MEETING

MINUTES

PRESENT: Jeffrey Walsh, Chairman
Michael Okonuk, Vice Chairman
Jerome Walsh
Alicia Wayland
Donald Anderson, Alt.
Lawrence Crowley, Alt.

ABSENT: Kenyon Gardner
Joyce Godere

ALSO PRESENT: Holli Pianka, Recording Secretary

1) Call to Order:

Chairman Walsh called the March 17, 2011, Regular Meeting of the Town of Lebanon Zoning Board of Appeals to order at 7:14 p.m.

2) Discuss and Act on Public Hearings:

#ZBA-11-329 – Cindy Albert, 2273 New London Tpke., So. Glastonbury, CT, 06073, owner/applicant, for property at 281 Lakeside Drive, Lebanon, CT, 06249, Assessors Map 107, Lot 104. Variance from Zoning Section 5.2 to reduce front yard setback 25 ft. required to 18.9 ft. on the southerly side and from 25 ft. required to 21.5 ft. on the northeasterly side requested for construction of a deck. **(CONTINUED FROM 2/17/11)**

After a brief discussion, the consensus was that this was a minor variance request and the Board cited no impact on the Town's overall plan of development. Ms. Wayland made a motion to approve, Mr. Okonuk seconded, and the Board unanimously voted to grant approval for application #ZBA-11-329.

3) Approval of Minutes of Previous Meetings:

- a) December 16, 2010 ~ Regular Meeting Minutes. Ms. Wayland motioned, Mr. Okonuk seconded and the board unanimously voted to approve the minutes as presented.

4) Old Business:

Chairman Walsh advised that Atty. Ziska has sought permission to file an enforcement action in the Tine case to protect Lebanon's interest. PZC will be considering this matter in the immediate future.

5) New Business: None this evening.

6) Bills:

- a) Murtha Cullina LLP, Invoice #420111, \$225.00 (Tine appeal)
- b) CFPZA, \$90.00 (2011/2012 Member dues)

Ms. Wayland motioned, Mr. Anderson seconded, and the Board unanimously voted approval for payment.

7) Correspondence:

Chairman Walsh advised that Atty. Ziska has sought permission to file an enforcement action in the Tine case to protect Lebanon's interest. PZC will be considering this matter in the immediate future.

8) Adjournment:

With no further business, Ms. Wayland made a motion to adjourn, Mr. Walsh seconded, and the Board unanimously voted to adjourn at 7:25 p.m.

Holli E. Pianka, Recording Secretary
March 23, 2011

(Minutes are unapproved as of transcription date.)